

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information required. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name: **Lock Lane Apartments**

other names/site number: **DHR File Number 127-6170**

2. Location

street & number **12-58 West Lock Lane, 11-14 and 27-57 East Lock Lane, and 4701 Grove Avenue**

city or town **City of Richmond**

state **Virginia**

code **VA**

county **Independent City**

code **760**

Zip **23236**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments)

Signature of certifying official

Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

See continuation sheet

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>9</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>9</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: 0Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.): N/A

6. Function or Use

Historic Functions (Enter categories from instructions)Cat: Domestic Sub: Multiple Dwelling (Apartment Building)**Current Functions** (Enter categories from instructions)Cat: Domestic Sub: Multiple Dwelling (Apartment Building)

7. Description

Architectural Classification (Enter categories from instructions)Classical Revival**Materials** (Enter categories from instructions)

Foundation: Brick
Roof: Composition
Walls: Brick
Other: Limestone, wood, and iron details at selected entrances

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance: Architecture

Period of Significance: 1932-1955

Significant Dates: 1932 (construction)

Significant Person (Complete if Criterion B is marked above): NA

Cultural Affiliation: NA

Architect/Builder: Carl M. Linder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Library of Virginia

10. Geographical Data

Acreage of Property: 7.25 acres

UTM References (Place additional UTM references on a continuation sheet)

USGS Bon Air Quad
UTM 18 - 278922E - 4160633N

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: Bryan Clark Green, Architectural Historian
Organization: Commonwealth Architects **date:** 17 November 2005
street & number: 101 Shockoe Slip, 3rd Floor **telephone:** 804.648.5040 x135
city or town: Richmond **state:** Va **zip code:** 23219

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name: Mr. Joseph P. Marchetti, Jr.
street & number: CB Richard Ellis, 7501 Boulders View Drive, Suite 600 **telephone:** (804) 320 -5500
city or town: Richmond **state:** VA **zip code:** 23225

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Lock Lane Apartments
Richmond, Virginia**

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7. Summary Description:

Summary

The Lock Lane Apartments in Richmond, Virginia are bounded on the north by Grove Avenue and on the south by Calumet Road. Two lanes – East Lock Lane and West Lock Lane – running north to south through the property connect Grove Avenue and Calumet Road. The Lock Lane Apartments parcel is approximately 7.25 acres in size and currently contains 118 apartment units ranging in size from 600 square feet to 1,200 square feet. There are 60 two-bedroom units and 58 one-bedroom units. The units are grouped in multiple buildings of two and three stories in height. The units are arranged on the site with identical eastern and western ranks of buildings on either side of a central 10-building section arranged in a quadrangle at the center of which are two buildings facing each other across a courtyard. All of the buildings are brick – either unpainted or painted white – with either slate-shingled gable or composition flat roofs; the buildings exhibit a Colonial Revival style. The property features mature trees that shade the buildings.

Detailed Description

The entire complex of buildings that comprises the Lock Lane Apartments is bilaterally symmetrical along a north-south axis running through the center of the complex (that is, running perpendicular from Grove to Calumet, with the axis parallel to East and West Lock lanes). The complex consists of two major components (one long rank of 18 units on the western edge of the complex [numbers 12 to 34 West Lock Lane] mirrored by an identical long rank of 18 units on the eastern flank [numbers 35 to 57 East Lock Lane]). Within each numbered building are multiple dwelling units. The center portion of the complex consists of 10 buildings arranged in a quadrangle. At the center of the quadrangle, two buildings (on a north-south axis) each composed of 4 units face each other across a courtyard [19 and 27 East Lock Lane, and 38 and 48 West Lock Lane].

The north and south flanks of the quadrangle are defined by four buildings at each end, arranged along an east-west axis. The outermost components of each of these groupings (for a total of 4 buildings) are each composed of 2 units each [numbers 13 and 31 East Lock Lane, and numbers 40 and 42 West Lock Lane]. The innermost components of each of these groupings (also for a total of 4 buildings) are composed of 4 units each [numbers 11 and 33 East Lock Lane, and numbers 40 and 54 West Lock Lane].

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All buildings at Lock Lane Apartments are constructed with solid masonry exterior walls with wood framing and load-bearing wood partitions on the interior. Sloped roof surfaces are slate and flat roof surfaces appear to be composition roofs.

The long rank of 18 units on the western edge of the complex (numbers 12 to 34 West Lock Lane) and the long rank of 18 units on the eastern flank (numbers 35 to 57 East Lock Lane) are identical. These ranks are composed of masonry buildings alternatively finished with red brick or white-painted brick. The individual buildings with gable roofs are covered with slate; the flat roofs are covered with composition. The windows are alternatively six-over-six double-hung wood-frame windows, or three-part windows composed of eight-over-eight double-hung wood-frame windows flanked by one-over-one fixed-sash wood-frame windows. At the center of each long rank is a three-story redbrick section; all other buildings in the rank are two stories in height. All buildings in the pair of long ranks are Colonial Revival in style. Doors are marked by alternating flat Doric or Ionic pediments or Doric or Ionic porches.

The center portion consists of 10 buildings arranged in a quadrangle. At the center of the quadrangle, two buildings (on a north-south axis) each composed of 4 units face each other across a courtyard (19 and 27 East Lock Lane, and 38 and 48 West Lock Lane). The four units at the center of the quadrangle are similar in character to those on the outer pair of long ranks. These ranks are composed of masonry buildings all finished with unpainted red brick. The individual buildings with gable roofs are covered with slate; the flat roofs are covered with composition. The windows are alternatively six-over-six double-hung wood-frame windows, or three-part windows composed of eight-over-eight double-hung wood-frame windows flanked by one-over-one fixed-sash wood-frame windows. All four buildings facing each other across the courtyard are Colonial Revival in character. Doors are marked by alternating flat Ionic pediments.

Four buildings at each end, arranged along an east – west axis, define the north and south flanks of the quadrangle. The outermost components of each of these groupings (a total of four buildings) are each composed of two units each (numbers 13 and 31 East Lock Lane, and numbers 40 and 42 West Lock Lane). The innermost components of each of these groupings (also for a total of four buildings) are composed of four units each (numbers 11 and 33 East Lock Lane, and numbers 40 and 54 West Lock Lane). These buildings are all two stories in height, and are covered with flat composition roofs. The windows are alternatively six-over-six double-hung wood-frame windows, or three-part windows composed of eight-over-eight double-hung wood-frame windows flanked by

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one-over-one fixed-sash wood-frame windows. These buildings are designed in what is at its base a Colonial Revival mode, but with *Art Deco* and *Art Moderne* details. These buildings feature prominent brick stringcourses and quoins at the corners. Regency-like flared copper hoods, supported by cast-iron and wood scrollwork posts, shelter entryways

Individual apartment units range in size from 600 square feet to 1,200 square feet. There are 58 one-bedroom units and 60 two-bedroom units. Common features include hardwood floors, plaster walls and ceilings, baseboards, and simple cornices in the principal rooms. The apartment units vary in both plan type and in their level of finishes. Some units exhibit high levels of finishes including denticulated cornices in primary rooms, chair rails in dining rooms, and carved wooden mantelpieces in living rooms. A typical example of the interior finish of the apartments is 30 West Lock Lane. 30 West Lock Lane is entered directly from the exterior through a recessed entryway sheltered by Regency-like flared copper hoods, supported by wood geometric lattice. The other form of entry at Lock Lane is exhibited by its neighbor, 34 West Lock Lane, which is entered by way of a lobby that accesses two apartments on each of the two floors. The unit is dominated on the ground floor by a living room and dining room, with a small kitchen at the rear, opening onto the enclosed rear porch. The living room features hardwood floors, baseboards, and an Ionic denticulated cornice. A fireplace ornamented by an Ionic mantelpiece with pulvinated frieze provides the primary ornament for the room. The dining room is similarly ornamented, but contains no fireplace. The second floor features two bedrooms finished with hardwood floors, baseboards, and a simple cornice. Most units are similar in finish, but with simpler cornices; only the two-story units and a small number of the largest single-story two-bedroom units have fireplaces. 30 West Lock Lane also features a covered rear porch, with access to a parking area in the rear. The two-story apartments share this feature with many of the first floor, single-story apartments; single-story apartments on the upper floors of Lock Lane have no direct exterior access, front or rear.

The rental office, 4701 Grove Avenue, is a simple three-bay, one-story, brick building covered with a gable roof covered with slate, and ornamented by a pair of shouldered brick chimneys at the gable ends. The office is entered through a small, wood-frame, slate covered, pedimented porch on Grove Avenue. A simple rear entrance opens to the south, and provides access to the Lock Lane apartments. The interior finishes are slightly different than those in the apartments, though of a complimentary character. The floors are covered with black-and-white square linoleum tiles and all wood details have a dark stain finish including the baseboards, simple cornices, mantelpieces, tongue-and-groove vertical paneling (on the west wall) and the interior doors. All wood finishes in the apartments are painted white.

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The overall composition is Colonial Revival in character, enlivened by a series of Art Deco and *Art Moderne* details, giving portions a Regency feel. Mature trees may correspond to an original or early planting scheme, but as neither architectural nor landscape plans survive for this complex, one can only speculate as to original intentions. Species include oak, holly, elm, spruce, maple, dogwood, crape myrtle, and poplar. Sidewalks connect units to parking areas, units to each other, and encircle the courtyard. Parking is provided along East and West Lock Lane, as well as along the lanes that border the complex to the east and west. Lock Lane is architecturally cohesive and is an excellent example of Colonial Revival design applied to the problem of designing a large garden apartment complex.

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8. Statement of Significance

Summary Statement of Significance

Locke Lane Apartments are eligible for listing in the National Register of Historic Places at the local level of significance, under Criterion C (architecture), with a period of significance of 1932-1955. The Lock Lane Apartments, begun in 1932 to the designs of Richmond architect Carl M. Linder, is perhaps the best example in central Virginia of an early 20th century garden apartment complex, and certainly the best example in Richmond. Rivalled in Virginia only by the Colonial Village and Buckingham garden apartment complexes in Arlington County, Lock Lane Apartments are an outstanding example of the movement in the 1930s to build garden apartments that would provide genteel accommodations for apartment dwellers in a setting that was urban in plan, suburban in amenity, and provided easy access to a carefully landscaped setting. The landscape setting has acquired additional significance as it has matured, and provides a landscape setting that is significant on its own terms. Architecturally, the design both of the complex as a whole, the individual buildings, and the individual units is notable for the use of excellent design, materials, and execution. The variety of plans, details, and vistas from units is unrivaled in Richmond.

Rarity / Surviving Similar Resources

Carl M. Linder

Carl Max Linder (1895-1973) was a prominent Richmond architect, who designed primarily in a series of inflections of the classical revival, and was particularly accomplished at the design of apartment buildings. Born in Richmond, Linder studied architecture at the Virginia Mechanical Institute. Linder learned the practice of architecture while working for his uncle, prolific Richmond architect and German émigré Carl Ruehrmund (the one-time business partner of architect Albert Lybrock, and at one time also associated with Richmond architect Albert Hunt).¹

Linder entered into private practice in 1919, but was at various times associated with other architects. Among the solo projects from his initial entry into architectural practice were six residences on Richmond's Allen Avenue for Walter C. Schaaf (1919), the Miss. M.M. Kratz Apartment Building, Richmond (1920), and the beginnings of St. John's Evangelical Lutheran Church, 503-507 Lombardy Street, Richmond, of which Linder

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was a member, a commission that was to last through several partnerships (1920-28; 1949). Linder was associated with Bascomb J. Rowlett in 1920 (Rowlett would later become the business partner of Albert Hunt, who previously was associated with Linder's uncle, Carl Ruehrmund).

Linder was associated with his cousin Charles H. Phillips from 1921 through 1926. Phillips appears to have been a builder and developer, leaving the design work to Linder.² Together, Linder and Phillips produced several Richmond apartment buildings, including the Lord Fairfax Apartment Building, 3101-3105 Monument Avenue, (1923), the Cecil Apartment Building, 103 N. Colonial Avenue, (1923), 601 Roseneath Road, (1926), 516-518 N. Belmont, (1926), and four apartment buildings at 3402-3408 Park Avenue, (1926).³

While Linder's partnership with Charles H. Phillips apparently continued until 1926, Linder began to take on commissions on his own in 1924. He would remain in independent practice until 1952, when he formed a three-year partnership with Ivan Allen, after which Linder retired from practice. Linder's independent practice focused on residences and apartment buildings. It was one of his few commercial projects, however – an Art Deco-style commercial building at 306 E. Grace Street, Richmond (1928) that achieved the most renown, as it was published in Randolph Williams Sexton, American Commercial Buildings of Today (New York: Architectural Book Publishing Co., 1928).⁴ During these years, Linder designed many significant residences, including such important architectural landmarks as Tiverton in Albemarle County (1925-26), The Home for Confederate Women in Richmond (ca. 1940), and sixteen residences on Richmond's Monument Avenue, including his own at 3129 Monument Avenue (1926). During these years, Linder designed noteworthy several apartment buildings, including an apartment building for the Rosewood Construction Company at 1411 Grove Avenue, Richmond (1928), the Altamont Apartment Building, Charlottesville (1928), and the Lock Lane Apartments, Richmond (1934). Unfortunately, nothing in Linder's surviving papers at the Library of Virginia documents the design or construction of the Lock Lane Apartments. Following the commission for the Home for Confederate Women, Linder built nothing during the years of World War II. His next commission was a gymnasium for Fork Union Military Academy (1947), followed by continued work at St. John's Evangelical & Reformed Church, Richmond (1949), and a branch bank for First and Merchants National Bank, Richmond (1951).

Unfortunately, nothing in Linder's surviving papers at the Library of Virginia documents the design or construction of the Lock Lane Apartments. Following the commission for the Home for Confederate Women, Linder built nothing during the years of World War

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II. His next commission was a gymnasium for Fork Union Military Academy (1947), followed by continued work at St. John's Evangelical & Reformed Church, Richmond (1949), and a branch bank for First and Merchants National Bank, Richmond (1951).

Later, from 1952-55, Linder formed a partnership with Ivan Alten, focusing on commercial and educational projects. Among Linder & Alten's completed commissions were four branch banks for Richmond's First and Merchants National Bank (1954), the Post Exchange Building at Fork Union Military Academy, Fork Union (1954-55), and the Annex at McGuire Hall, Medical College of Virginia, Richmond (1955).⁵

Garden Apartments

During the years of the Depression and the Second World War, garden apartments became a practical and affordable housing alternative for the growing American middle class. This followed in the spirit of the "garden city" movement in England, in which a series of model towns were built on the outskirts of industrial centers such as London, Liverpool, and Birmingham. American garden apartments emulated the low-density, park-like settings, clean air, and improved, inexpensive living for residents of their English counterparts.⁶ The first garden apartments built in Washington, D.C. were Webster Gardens, the Cleveland Park, and Hampshire Gardens, all constructed in the 1920s.

Garden apartments required two conditions: 1) a metropolitan area with a large enough workforce that made an income sufficient to rent property, yet not enough to purchase single family dwelling, and a general scarcity of available rental property in the region, and 2) more space than traditional apartment houses, since garden apartments were generally built in suburbs of metropolitan areas where vacant land was cheaper and more readily available. Notable examples of garden apartments built in the Virginia suburbs of Washington, D.C. include Colonial Village, Buckingham, Arlington Village, Shirlington, Parkfairfax, and Fairlington.

Lock Lane Apartments

The Lock Lane Apartments, while begun in 1932, were slow to find their way into service. Construction seems to have dragged on for at least eight years; it was not until 1940 that the Richmond City Directory first listed residents of the Lock Lane Apartments.⁷ While 118 units were listed in the directory, only 71 of them were occupied, a mere 60% occupancy rate. It appears that construction was not yet completed, as several buildings, such as numbers 18, 27, 32, 37, 38, 48, 49 were entirely empty, and #36 had but a single resident. Of the buildings that housed multiple apartments, only two – numbers 12 and 22 – were fully occupied.⁸

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The first residents of the Lock Lane Apartments were solidly middle class, many apparently young families, who would soon move into single-family residences of their own. Only two residents in 1940-41 remained as residents in 1954-55. Those two residents were Mrs. Jos. L. Ray, residing in 12 East Lock Lane, apt. #2, and Mrs. Sadie Zaban, Owner, Zaban Mattress & box Spring (widow of Joseph Zaban) residing at 20 East Lock Lane. This represents an approximate 2% retention rate over the fifteen-year period.⁹

Residents in 1940-41 included clergyman Rev. Sidney M. Lefkowitz, (35 West Lock Lane, apt. #1), architect Samuel O. Smart and his wife, Dorothy J. (33 Lock Lane, apt. #4), and engineer Victor L. Wood, with Wiley & Wilson, and his wife: Lilian D. (47 West Lock Lane, apt. #1). Publishing and education were also represented. James L. Stott, Assistant Secretary and Treasurer and Auditor for the Times-Dispatch Publishing Company, and his wife Virginia N., lived at 45 West Lock Lane, apt. #5.

At 51 West Lock Lane resided Dr. George M. Modlin. Modlin had recently arrived in 1938 in Richmond from Princeton, where he served on the university's Economics faculty. He served as dean of the University of Richmond's Evening School of Business Administration and chairman of the Economics Department. Under his deanship, the evening business school became the largest of the six divisions of the University. In 1946, Modlin was named the fourth president of the University of Richmond, a position he held until his retirement in 1971. Upon his retirement, Modlin became the University's Chancellor, a position he held until 1986.¹⁰

More typically, residents were drawn from the realms of finance, sales, and insurance. Typical of these residents were Paul P. Shafer, manager of mortgage loans at The Life Insurance Company of Virginia, who lived with his wife Innes at 47 West Lock Lane, apt. #4. Residents occupied positions in finance across the middle- and upper-middle class spectrum. Examples include James K. Woodley, the president of Woodley & Chesterman Mortgage Corporation and the secretary of Wodley & Chesterman Inc., who resided at 22 West Lock Lane, apt. #1. More modestly situated was John W. Robinson, a bookkeeper who lived with his wife Blanche at 34 East Lock Lane, apt. #1.¹¹

Many residents were salesmen, the most numerous occupation represented among residents of Lock Lane. Among the salesmen (there were no saleswomen living at Lock Lane in 1940-41) included George O. Timberlake, Jr., a salesman with Powers & Anderson, who lived with his wife Virginia at 35 West Lock Lane, apt. #1; Frank W. Watson, a salesman, who lived with his wife Caroline H. at 12 East Lock Lane, apt. #1;

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and Herman Terris, manager, of the Ladies Department at Meyer Greentree department store, who lived at 24 East Lock Lane, apt. #4.¹²

The field of insurance was also a popular occupation for residents at Lock Lane. Examples include J. Penn Vickers, a special agent for the Insurance Company of North America, who lived with his wife Rowena at 39 West Lock Lane, and Hugh F. Rose, Jr., with the Field Assistant Casualty Department of The Travelers Insurance Company. He lived with his wife Anne P. at 22 East Lock Lane, apt. #6.¹³

During the years 1940-41, it was unusual for women to live alone at Lock Lane Apartments. Only six units (5% of the total number of units) were occupied solely by women. Of these six, two (Mrs. Gustave P. McCrary of 56 West Lock Lane, apt. #5, and Mrs. Kathryn M. Holloren 24 West Lock Lane, apt. #7) would appear either to be widows, by the manner in which they were listed in the Richmond City Directory. The four remaining women who lived alone at Lock Lane were Virginia W. Moody, 56 West Lock Lane, apt. #8; Helen M. Mason, 22 West Lock Lane, apt. #2; Julie A. Bishop, 22 West Lock Lane, apt. #5; and Lola A. Powell, 34 West Lock Lane, apt. #6.¹⁴

By 1954-55, Lock Lane apartments had come into their own. The complex was fully built-out, and of the 110 units listed in the 1954-55 Richmond City Directory.¹⁵ Only two residents from 1940-41 remained at Lock Lane Apartments in 1954-55. Those two residents were Mrs. Jos. L. Ray, residing in 12 East Lock Lane, apt. #2, and Mrs. Sadie Zaban, Owner, Zaban Mattress & box Spring (widow of Joseph Zaban) residing at 20 East Lock Lane neither of which was listed as living alone in 1940-41. This represents an approximate 2% retention rate over the fifteen-year period.¹⁶

Many more women were living alone at Lock Lane than in 1940-41. While in the first year the complex was listed in the Richmond City Directory only 6 women (representing 5% of the total number of apartments) lived alone, the situation in 1954-55 was far different. By 1954-55, 34 units were occupied by women living alone, or 31% of the total number of apartments at Lock Lane.¹⁷ Seven women were listed specifically as widows, including Mrs. L.P. McMinn [widow of David] (38 West Lock Lane, apt. #4); Mrs. Lavalette M. Fulgrum [widow of Thomas A.] (39 East Lock Lane); Mrs Lulu U. Palmatory [widow of John T.] (48 West Lock Lane, apt. #2); Mrs. Elizabeth L. Cone [widow of Archie P.] (14 West Lock Lane); Mrs. A.W. Perrin [widow of Tyler E.] (22 West Lock Lane, apt., #9); Mrs. Tura M. Robinson [widow of Louis A.] (24 West Lock Lane, apt. #8); and Mrs. Lillian F. Breedlove [widow of Alonzo] (34 West Lock Lane, apt. #6).¹⁸

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However, while more women were listed as widows, more listed as having independent occupations. Mrs. L.M. Pollard was a clerk for the Virginia ABC Board, and resided at 34 West Lock Lane, apt. #6; Mrs. Thelma S. Leidy was a "Salesman" with Blakenship Realty and occupied 11 East Lock Lane, apt. #7); Mrs. L.B. Frazier was a "Saleswoman: with Bailey & Rueger, and she lived at 35 East Lock Lane, apt. #6; finally, Carolyn B. Marsh was a nurse with State Department of Health, residing at 35 East Lock Lane, apt. #3.¹⁹ Mrs. Bernadette W. Collins of 47 East Lock Lane, apt. #4 was listed both as a widow and as a professional: she was the widow of J. Fred Collins, as well as the rental manager for the Richmond Redevelopment & Housing Authority.²⁰

Lock Lane Apartments in 1954-55 still contained representatives from the fields of clergy and education, such as the Rev. W.L. Carson, Pastor, First Presbyterian Church. He lived with his wife: Marie G. at 53 East Lock Lane. From the field of education, Colter C. Hancock, Principal of the Thomas Jefferson High School, resided with his wife Susie at 27 East Lock Lane, apt #3.²¹

The fields of finance, sales, and insurance were represented at the Lock Lane Apartments, with many more individuals in the insurance line in 1954-55 than in 1940-41, perhaps demonstrating the emergence of a strong service-oriented middle- and upper-middle class in Richmond. Two salesmen lived at Lock Lane in 1954-55: Ellis T. Nailey, a salesman with Chewning & Bailey lived with his wife: Gladys at 35 East Lock Lane, apt. #1; Richard W. Banks, a salesman, with Albemarle Paper, lived with his wife Frances at 11 East Lock Lane, apt #2.²²

There were five people in the insurance business, second only to government – a new area in 1954-55, with eight representatives – at Lock Lane. James A. Blades, a manager at Metropolitan Life Insurance of New York, lived with his wife Geneva at 43 East Lock Lane, while John W. McCallum, a claims examiner with Virginia Mutual Insurance resided with his wife Margaret and son John, a student, at 47 East Lock Lane, apt #5. Oliver D. Devine, Cashier, New England Mutual Life lived with his wife Gene at 51 East Lock Lane; and J. Smith Ferebee, an Agent-Manager with Equitable Life Insurance Security, lived with his wife Angeline at 33 East Lock Lane, apt #8. Several residents were at the top of the insurance profession in Richmond: Edgar H. Mears, President of Union Life Insurance lived with his wife Beatrice at 18 West Lock Lane; Eugene H. Sutton, President, Gibson, Moore & Sutton Insurance and Surety Bonds, lived with wife Martha at 32 West Lock Lane; and Douglas E. Robertson, Vice-President, Unim Life Insurance, lived with his wife Catherine at 30 West Lock Lane.²³

There was a stronger representation in 1954-55 of small businesses than in 1940-41. For example, Oakley J. Graham earned his living through the Graham Brothers, General

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Building Contractors; he lived with his wife Alice at 37 East Lock Lane. Other apparent owners / managers of family businesses include Mrs. Sadie Zabar, owner of Zaban Mattress & Box Spring (widow of Joseph), residing at 20 West Lock Lane, and Douglas E. Leckie, manager of Leckie Coal 28 West Lock Lane.

The largest single source of employment for residents of the Lock Lane Apartments in 1954-55 was the field of government. Eight families can be documented as drawing their livelihood from a government position. Government employees included Andrew J. Sipos, Veterinarian, State Department of Agriculture. He lived with his wife: Ruth at 11 East Lock Lane, apt #4. Clifton Y. Green was Deputy Manager of the Federal Reserve Bank. He lived with his wife Kathleen Green (who was herself an agent with Eastern Life & Casualty) at West Lock Lane, apt #4. Other government employees included C. Nelson Maupin, office supervisor with VEPCO, who lived with wife Virginia at 24 West Lock Lane, apt #9; and Dabney H. Craighill, appraiser supervisor with the FHA, who resided with his wife Pinkney at 33 East Lock Lane, apt #1.²⁴

In addition, more women living at Lock Lane were employed in government positions than in any other endeavor. Carolyn B. Marsh, for example, was a nurse, employed by the Virginia State Department of Health. She lived at 35 East Lock Lane, apt #3. Mrs. Bernadette W. Collins was the Rental Manager for the Richmond Redevelopment & Housing Authority. Collins, the widow of J. Fred Collins, lived at 47 East Lock Lane, West Lock Lane, apt #4. Mrs. L.M. Pollard, in addition, was a clerk with the Virginia ABC Board, and she lived at 24 West Lock Lane, apt #6. A final example was the Farra family. Randolph C. Farra was a labor market analyst, though it is unclear if he was employed by the government. His wife Ruth was employed by the government as a clerk-typist with U.S. Military Distribution. They lived at 33 East Lock Lane, apt #5.

Virginia Context

The first garden apartment complex in the Virginia suburbs of Washington, D.C., was the ambitious and massive Colonial Village complex in Arlington, Virginia, begun in 1935, three years after the Lock Lane Apartments were begun. Colonial Village – extensive in scale – utilized less than 20% of the 40-acre site for buildings. While Lock Lane's buildings cover a similar percentage of their site, its 118 dwelling units are easily eclipsed by Colonial Village's 1,059 units. The generous landscaping and park-like settings of Colonial Village created a setting of abundant parkland, generous open space, and much appreciated fresh air.²⁵

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Colonial Village was the first of many garden apartments to receive financial backing from the Federal Housing Administration; in contrast, the Lock Lane Apartments were privately financed. The enormous publicity generated by Colonial Village during the mid-1930s made it a model for dozens of similar developments that followed in the next decade, such as the huge Falkland garden apartments, built in 1936 in suburban Silver Spring, MD. While Colonial Village and Falkland were under construction, the federal government was building Washington's first "garden city," Greenbelt, Maryland.

The population of Washington, D.C. and its suburbs increased dramatically in the years prior to World War I; it increased tremendously after the war. The first increase was attributed to the tripling of the federal work force between 1916 and 1918. By 1920, the majority of Americans lived in urban and suburban settings, with the suburban population growing at a much faster rate.²⁶ The Depression slowed the rapid building rate that had occurred in Washington, D.C. during the 1920s. By 1934-1935, the construction of new housing units, specifically apartment buildings, was attributed to the influx of new federal workers under Franklin D. Roosevelt's New Deal programs. Arlington County became one of the fastest developing counties in the Washington, D.C. metropolitan area.²⁷ The extensive housing shortage in Washington, D.C. led to one hundred and seventy-six (176) new apartment buildings or complexes to be constructed in Arlington County between 1934 and 1954.²⁸

Richmond Context

Richmond never adopted the garden apartment model on a large scale: most residents occupied the large number of single-family dwellings that engulfed the landscape of the West End of Richmond and eastern Henrico County, or rented accommodations in the many two- and especially three-story walk-up apartment units that were erected on vacant lots throughout the Fan and near West End. Few garden apartments survive: the fate of the complex that stood at the intersection of Monument Avenue and Willow Lawn until the summer of 2005 is typical. Among the surviving complexes are the Kent Road Apartments, which is smaller than Lock Lane, not as well-designed, and never received similar attention to the landscape. Lock Lane is the best-designed and best-preserved example of a garden apartment complex surviving in Richmond.

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10. Geographical Information

Verbal Boundary Description

The property is defined on the City of Richmond as tax parcel numbers W0190306005, W0190306007, and W0190306006.

The northeastern boundary (the main approach to the complex) is formed by the sidewalk directly in front of the complex along Grove Avenue. The southeastern boundary is an alley running between East Lock Lane and Willway Avenue. The southwestern boundary runs along a vacant lot (#27 East Lock Lane) owned by the First Presbyterian Church of Richmond, but not developed in any way. The southwestern boundary continues along the edge of Calumet Road, running until it ends at the shared property line (no alley) between the units along West Lock Lane and numbers 19 to 33 Maxwell Road, at which point the boundary intersects with Grove Avenue.

Boundary Justification

The boundaries of the Lock Lane Apartments are those historically associated with the complex.

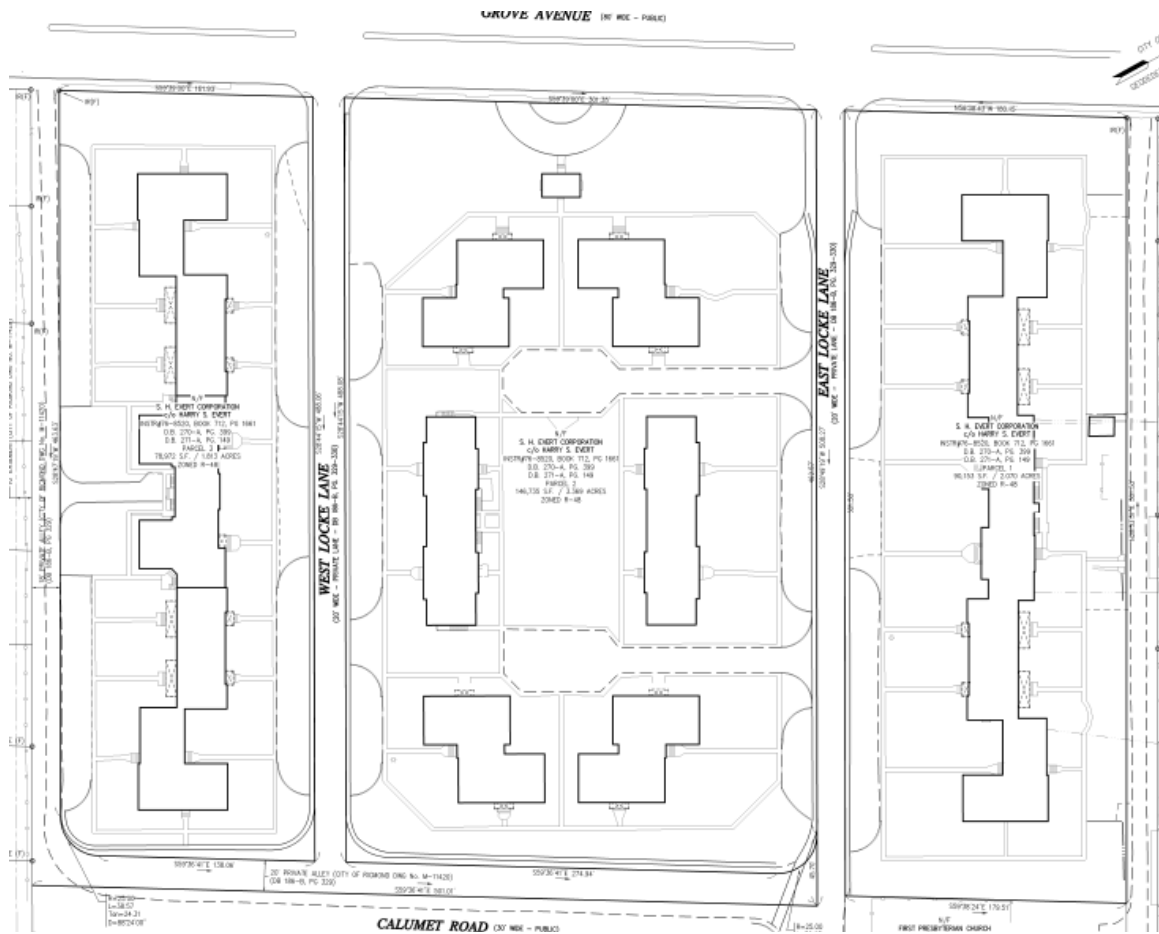
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Site Map



Existing site plan, May 2005

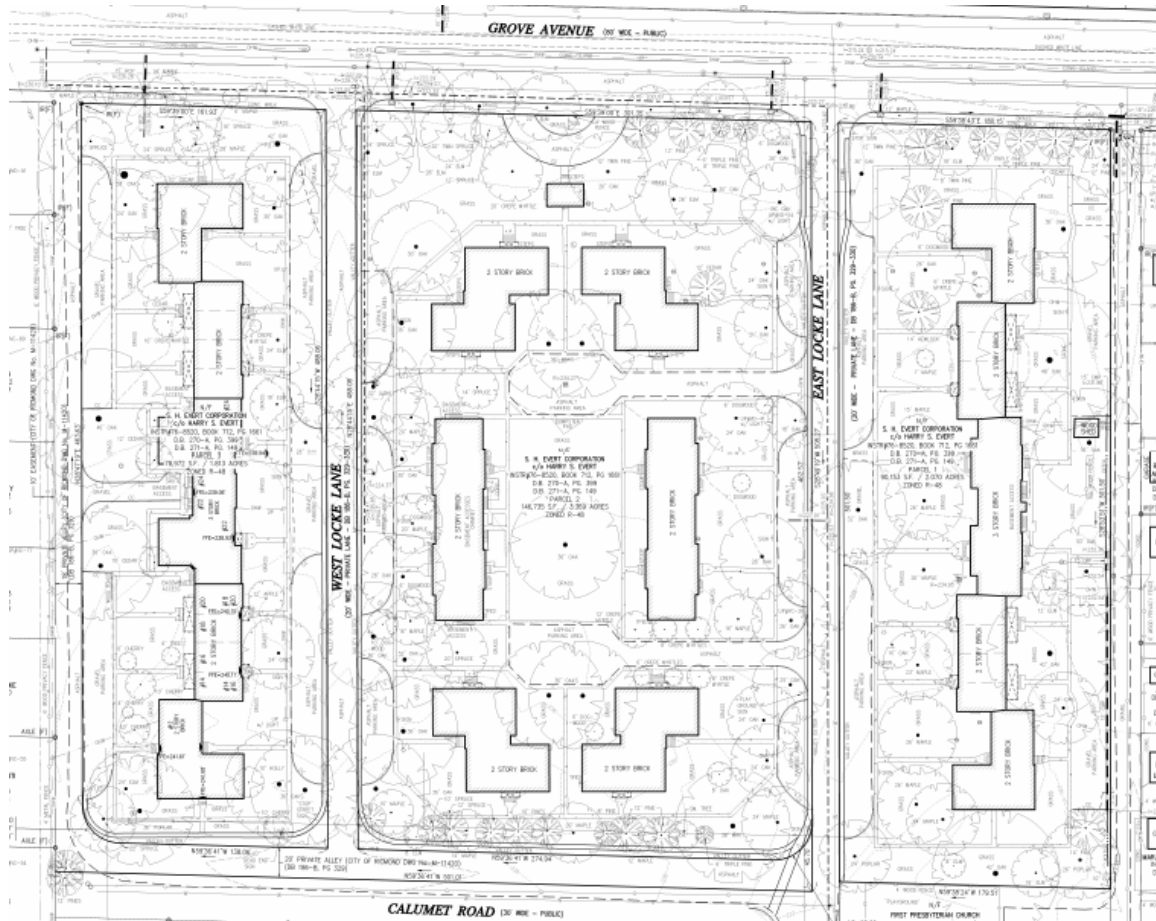
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Site Map with Landscaping



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Endnotes:

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⁶ For an excellent discussion of garden apartments in the Great Washington, D.C. area, see James M. Goode, Best Addresses (Washington, D.C.: Smithsonian Institution, 1988): 325-26, and, in general, 324-95.

⁷ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

⁸ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

⁹ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41 and 1954-55. The Library of Virginia, Richmond, Virginia.

¹⁰ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

¹¹ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

¹² "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

¹³ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

¹⁴ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41. The Library of Virginia, Richmond, Virginia.

¹⁵ In what appears to be a clerical error, #56, containing eight apartments, was not listed in the 1945-55 Richmond City Directory. Therefore, while there were 118 apartments in the complex, only 110 are listed in the 1954-55 Richmond City Directory. "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

¹⁶ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1940-41 and 1954-55. The Library of Virginia, Richmond, Virginia.

¹⁷ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

¹⁸ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

¹⁹ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

²⁰ "35-57 Lock Lane, The Lock Lane Apartments," Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

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²¹ “35-57 Lock Lane, The Lock Lane Apartments,” Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

²² “35-57 Lock Lane, The Lock Lane Apartments,” Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

²³ “35-57 Lock Lane, The Lock Lane Apartments,” Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

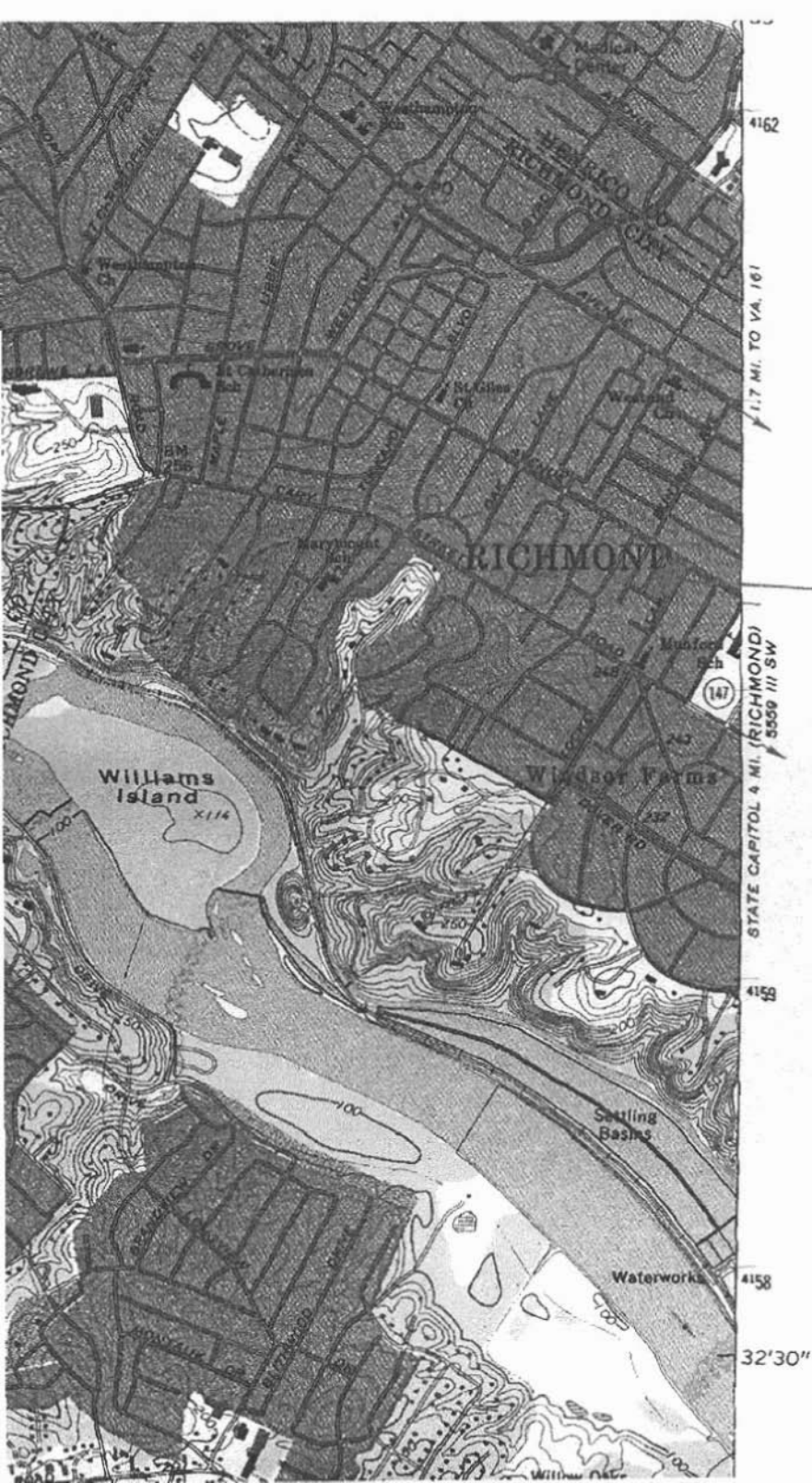
²⁴ “35-57 Lock Lane, The Lock Lane Apartments,” Richmond City Directory, 1954-55. The Library of Virginia, Richmond, Virginia.

²⁵ Goode, 325. The best description of the Virginia context (Arlington County) is National Register Nomination, Multiple Property Document, “Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954,” Virginia Department of Historic Resources Archives File 000-8825, Richmond.

²⁶ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (Cambridge, Massachusetts: The MIT Press, 1981), p. 195.

²⁷ Goode, p. 324.

²⁸ National Register Nomination, Multiple Property Document, “Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954,” Virginia Department of Historic Resources Archives File 000-8825, Richmond.



Lock Lane Apartments
DH12# 127-6170
12-58 West Lock Lane
11-19 and 27-54 East Lock Lane
4701 Grove Avenue

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